



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

December 14, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Tiequan Chen.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/u/kegTsk3nfp>

MAJOR CASES

1. [PR-2022-007155](#)

SI-2022-02196 – SITE PLAN

BENJAMIN ANDERSON agent for **SAWMILL BELLAMAH PROPERTIES, LLC** | **SHELBY STRINGER** requests the aforementioned action(s) for all or a portion of: **LOT A2, MCCORD-WILLIAM ANDREW** zoned **MX-H**, located on **1921 BELLAMAH AVE NW between RIO GRANDE BLVD and 19TH ST NW** containing approximately **2.05 acre(s)**. (**H-13**)

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC

REQUEST: DEMOLITION OF EXISTING 1-STORY WAREHOUSE BUILDING ON SUBJECT SITE AND CONSTRUCTION OF A NEW 5-STORY BUILDING COMPRISED OF HOTEL AND RELATED USES

2. [PR-2020-004538](#)
[SI-2022-02197](#) – SITE PLAN

CONSENSUS PLANNING agent for **BRUNACINI BUILDERS | OPPORTUNITY LAND LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D-1, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located on **7500 FORTUNA RD NW between FORTUNA AND GALLATIN** containing approximately **7.66** acre(s). **(J-10)**

PROPERTY OWNERS: YANKEE FANS LLC C/O MAYME BRUNACINI
REQUEST: SITE PLAN FOR OFFICE/WAREHOUSE SPACE

3. [PR-2022-007327](#)
[SD-2022-00188](#) – PRELIMINARY PLAT
[SD-2022-00189](#) - VACATION OF PUBLIC
EASEMENT (*AMAFCA SLOPE EASEMENT*)
[SD-2022-00191](#) - VACATION OF PUBLIC
EASEMENT (*AMAFCA DRAINAGE
EASEMENT*)

[SD-2022-00192](#) - VACATION OF PRIVATE
EASEMENT (*ACCESS EASEMENT*)

[SD-2022-00193](#) - VACATION OF PUBLIC
EASEMENT (*SEWER AND WATER
EASEMENT*)

[SD-2022-00194](#) - VACATION OF PUBLIC
EASEMENT (*WATERLINE EASEMENT*)

[SD-2022-00195](#) - VACATION OF PUBLIC
EASEMENT (*WATERLINE EASEMENT*)

[SD-2022-00196](#) - VACATION OF PUBLIC
EASEMENT (*PNM & MST&T EASEMENT*)

[SD-2022-00197](#) - VACATION OF PRIVATE
EASEMENT (*ROADWAY EASEMENT*)

*SKETCH PLAT 7-20-22
IDO – 2021*

CSI – CARTESIAN PLANNING, INC. agent for **CONSENSUS PLANNING, INC.** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1-A, A-1-B-1, A-1-B-2, A-1-B-3-A, ACME ACRES** zoned **MX-H, NR-C**, located on **4100 CUTLER AVE NE between CARLISLE BLVD NE and MORNINGSIDE DR NE** containing approximately **6.4764** acre(s). **(H-16 & H-17)**

PROPERTY OWNERS: GREEN JEANS LLC, CHECK WITH ME, LLC, TERRAPIN HOSPITALITY, & REULE LLC

REQUEST: PRELIMINARY PLAT REVIEW FOR THE DEDICATION OF RIGHT-OF-WAY FROM FOUR EXISTING PARCELS, VACATE 8 EASEMENTS AND GRANT 2 EASEMENTS.

4. [PR-2022-007701](#)
[SI-2022-01868](#) – SITE PLAN
IDO - 2021

JOE SLAGLE agent for **NUSENDA CREDIT UNION** requests the aforementioned action(s) for all or a portion of: **TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION** zoned **MX-L**, located at **2801 JUAN TABO between CLAREMONT and CANDELARIA** containing approximately **1.24** acre(s). **(H-21)**
[Deferred from 10/26/22, 11/16/22]

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION

REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

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5. [PR-2021-006261](#)
SD-2022-00179 – PRELIMINARY PLAT
SI-2022-02166 – SITE PLAN
SKETCH PLAT 12-1-21
IDO - 2021
- KENNETH MYERS | REMBE DESIGN AND DEVELOPMENT** agent for **GRIEGOS FARMS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 144-A, MRGCD MAP NO. 31, TRACT 144-B OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACT 1 AND 2 OUR LADY OF GUADALUPE** zoned **R-A**, located on **PROPERTIES ADJACENT TO THE NORTH AND WEST OF 1860 GRIEGOS ST** between the **GRIEGOS DRAIN** and **SAN ISIDRO** containing approximately **10.23** acre(s). **(F-13)**
[Deferred from 12/7/22]
- PROPERTY OWNERS:** GRIEGOS FARMS, LLC
REQUEST: REPLAT 3 EXISTING TRACTS INTO ONE NEW TRACT AND INTO 8 NEW LOTS, CONSTRUCTION OF 8 COTTAGE DEVELOPMENTS CONSISTING OF 90 SINGLE-FAMILY UNITS AND ASSOCIATED INFRASTRUCTURE ON PROPOSED 8 LOT PROJECT SITE
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6. [PR-2022-007664](#)
SI-2022-001770 – SITE PLAN
IDO - 2021
- LUXELOCKER** requests the aforementioned action(s) for all or a portion of: **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REPL OF LT 28-A BLK 5 TR A UNIT B NORTH ALBUQUERQUE ACRES) CONT .9789 AC & LOTS 4 – 7 NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located on **BEVERLEY AVE NE** between **SAN MATEO BLVD NE** and **PAN AMERICAN FRWY NE** containing approximately **4.5** acre(s). **(B-18)** *[Deferred from 10/19/22, 11/9/22, 12/7/22]*
- PROPERTY OWNERS:** BRAVO LAND INVESTORS, LLC
REQUEST: FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT
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7. [PR-2022-006630](#)
SD-2022-00024 – VACATION OF PUBLIC EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL PLAT
VA-2022-00065 – SIDEWALK WAIVER
IDO - 2020
- ALDRICH LAND SURVEYING** agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). **(G-11)** *[Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22, 8/17/22]*
- PROPERTY OWNERS:** SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
- ** AGENT REQUESTS TO WITHDRAW APPLICATIONS**
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MINOR CASES

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8. [PR-2019-002118](#)
SD-2022-00201 – AMENDMENT TO
INFRASTRUCTURE LIST
IDO - 2021
- MARK GOODWIN & ASSOCIATES, PA agent for JTH LLC requests the aforementioned action(s) for all or a portion of: **TRACT B & C, VOLTERRA VILLAGE SUBDIVISION** zoned **MX-M**, located at **1501/1601 DOMINO DR. between CICADIA RD and MANACHOS DR** containing approximately **2.1986** acre(s). **(M-21)**
- PROPERTY OWNERS:** JTH LLC
REQUEST: INFRASTRUCTURE LIST AMENDMENT TO REMOVE DEFERRED SIDEWALKS
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9. [PR-2021-006008](#)
SD-2022-00202 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 12-1-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC agent for RICARDO CHAVEZ & PATRICIA HARRELL HOECH requests the aforementioned action(s) for all or a portion of: **LOTS 7 & 8 BLOCK 23, NM TOWN CO ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **214/216 GOLD AVE SW between 2nd and 3RD ST** containing approximately **0.1830** acre(s). **(K-14)**
- PROPERTY OWNERS:** CHAVES RICARDO & GOLD STREET LLC
REQUEST: LOT LINE ADJUSTMENT ELIMINATING EXITING 1.5' ENCROACHMENT
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10. [PR-2022-007324](#)
SD-2022-00203 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-20-22
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)**
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS
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11. [PR-2022-007613](#)
SD-2022-00204 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 9-21-22
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for CHAVEZ PROPERTIES – AIRPORT PARKING requests the aforementioned action(s) for all or a portion of: **TRACT 1-A-1-A, LANDS OF PARKING OF AMERICA** zoned **NR-C**, located at **2801 YALE BLVD SE between RANDOLPH RD and SUNPORT BLVD** containing approximately **5.6466** acre(s). **(M-15)**
- PROPERTY OWNERS:** CHAVEZ PROPERTIES AIRPORT PARKING ALBUQ C/O MANUAL CHAVEZ
REQUEST: SUBDIVIDE 1 LOT INTO 2 NEW LOTS
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12. [PR-2022-006146](#)
[SD-2022-00206](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-3-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)**
- PROPERTY OWNERS:** SUNPORT STORAGE LLC
REQUEST: LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS
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13. [PR-2021-004985](#)
[SD-2022-00207](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 2-3-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for BETH BROWNELL requests the aforementioned action(s) for all or a portion of: **TRACTS H-3A-1 & H-4A-1, STRONGHUST ADDITION** zoned **R-1D**, located on **ARNO ST between CLAREMONT AVE and COMMERCIAL ST** containing approximately **0.4082** acre(s). **(H-15)**
- PROPERTY OWNERS:** BROWNELL L BETH TRUSTEE
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
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14. [PR-2019-002598](#)
[SD-2022-00146](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-8-22
IDO - 2021
- CSI – CARTESIAN SURVEYS, INC. agent for BUCK BUCKNER requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)** *[Deferred from 10/19/22, 11/2/22, 11/16/2, 11/30/22]*
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT
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SKETCH PLATS

15. [PR-2022-007986](#)
[PS-2022-00261](#) – SKETCH PLAT
IDO - 2021
- ISAACSON & ARFMAN, INC. agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY requests the aforementioned action(s) for all or a portion of: **LOTS 1-6, MRGCD SECTION 34** zoned **R1-B**, located at **4221 64TH ST NW between GRAND TETON RD NW and MILNE RD NW** containing approximately **1.0** acre(s). **(F-10)**
- PROPERTY OWNERS:** WOMACK RICHARD H
REQUEST: SUBDIVIDE SINGLE EXISTING LOT INTO 6 NEW RESIDENTIAL LOTS AND NEW PUBLIC ROADWAY/RIGHT OF WAY DEDICATION
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Other Matters

Action Sheet Minutes – December 7, 2022

DRB Member Signing Session for Approved Cases

ADJOURN